

Продажа - Дом - Coín  
**349.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R5084311**

**Coín**

**Дом**

**Коммунальные: 876 EUR / год**

**ИБИ: 518 EUR / год**

**Мусор: 106 EUR / год**



**3**



**3**



**196 m2**

Located in a quiet and well-maintained urbanization next to Sierra Chica, directly opposite the popular La Trocha shopping center, this beautifully presented townhouse enjoys a prime, south-facing position with truly spectacular mountain views. The property is spread over three generous levels. On the ground floor, you'll find an exceptionally spacious double garage with impressive double-height ceilings, offering potential to add a mezzanine level for additional storage or workspace. A staircase leads to the main living area, featuring an open-plan, fully fitted kitchen and a bright living-dining room with direct access to a private terrace, perfect for enjoying the views. This level also includes a modern bathroom with walk-in shower and a separate utility room. Upstairs, there are three double bedrooms, one currently used as an office, and two stylish bathrooms. The home is in outstanding condition, meticulously maintained by its current owner, and ready to move into without the need for any work. Additional features include underfloor heating in the bathrooms, air conditioning through-out most of the property, and a second entrance via a pedestrian gate at the rear. The townhouse is part of a secure gated community with added security, two swimming pools, and well-kept communal gardens. Community fees are just £73 per month. This is a fantastic opportunity to own a turnkey home in a highly desirable area, combining comfort, space, and unbeatable views. The Listing agent for itself and as agent for the vendor gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Listing agent or the vendor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Listing agent nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of Tax if applicable.

**Расположение**

- ✓ Рядом с магазинами
- ✓ Рядом с городом
- ✓ Урбанизация

**Особенности**

- ✓ Крытая терраса
- ✓ Приватная терраса
- ✓ Подсобное помещение
- ✓ Ванная комната

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Мебель**

- ✓ По желанию

**Категория**

- ✓ Перепродажа

**Состояние**

- ✓ Отличное

**Кухня**

- ✓ Полностью оборудованная

**бассейн**

- ✓ Общий

**Сад**

- ✓ Общественный

**Климат-контроль**

- ✓ Кондиционер
- ✓ Центральное отопление
- ✓ Камин

**меры безопасности**

- ✓ Огражденный комплекс

**ВИД**

- ✓ Горы
- ✓ Сельская местность
- ✓ Панорамный

**Парковка**

- ✓ Гараж
- ✓ Улица
- ✓ Более чем один